

# press release

REALTY  INCOME

The Monthly Dividend Company®



FOR  
IMMEDIATE  
RELEASE

## REALTY INCOME ANNOUNCES PRICING OF 2.7 MILLION SHARE COMMON STOCK OFFERING

ESCONDIDO, CALIFORNIA, September 24, 2008....Realty Income Corporation (Realty Income), The Monthly Dividend Company®, (NYSE: O) today announced that a public offering of 2,700,000 shares of the Company's common stock has been priced at \$26.82 per share and is expected to close on September 30, 2008. Net proceeds from the offering will be approximately \$69 million. The net proceeds from this offering are expected to be combined with available cash on hand to repay the \$100 million outstanding principal amount of the Company's 8¼% Monthly Income Senior Notes, which come due in November 2008, and to repay the \$20 million outstanding principal amount of the Company's 8% Notes, which come due in January 2009.

All of the shares are being sold by the Company. The underwriters for the offering are: Raymond James & Associates, Inc. and UBS Securities LLC (co-lead managers and joint book running managers), Robert W. Baird & Co. Incorporated, Credit Suisse Securities (USA) LLC, J.P. Morgan Securities Inc., RBC Capital Markets Corporation and Stifel, Nicolaus & Company, Incorporated (senior co-managers), and Janney Montgomery Scott LLC and Morgan Keegan & Company, Inc. (co-managers). A copy of the prospectus supplement and the related prospectus pertaining to the offering may be obtained, when available, from **Raymond James & Associates, Inc., 880 Carillon Parkway, Tower 3, 6th Floor, St. Petersburg, FL 33716, Attn: Pat Woolley** or **UBS Investment Bank, Attn: Prospectus Department, 299 Park Avenue, New York, NY 10171.**

These securities are offered pursuant to a Registration Statement that has become effective under the Securities Act of 1933. The common stock is only offered by means of the prospectus included in the registration statement and the prospectus supplement related to the offering. This press release shall not constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any offer or sale of these securities in any state or other jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities law of any such state or other jurisdiction.

### **Forward-Looking Statement**

Statements in this press release that are not strictly historical are "forward-looking" statements. Forward-looking statements involve known and unknown risks, which may cause the Company's actual future results to differ materially from expected results. These risks include, among others, general economic conditions, local real estate conditions, the availability of capital to finance planned growth, continued uncertainty in the credit markets, property acquisitions and the timing of these acquisitions, charges for property impairments, the outcome of any legal proceedings to which the Company is a party, and the results of operations of Crest, the Company's subsidiary, as described in the Company's filings with the Securities and Exchange Commission. Consequently, such forward-looking statements should be regarded solely as reflections of the Company's current operating plans and estimates. Actual operating results may differ materially from what is expressed or forecast in this press release. The Company undertakes no obligation to publicly release the results of any revisions to these forward-looking statements that may be made to reflect events or circumstances after the date these statements were made.

**Note to Editors:** Realty Income press releases are available at no charge by calling our toll-free investor hotline number: 888-811-2001, or through the Internet at <http://www.realtyincome.com/Investing/News.html>.